

01-14-93 THURSDAY, JANUARY 14, 1993

STATEMENT OF PROCEEDINGS

FOR THE MEETING OF THE BOARD OF SUPERVISORS

OF THE COUNTY OF LOS ANGELES

HELD IN ROOM 381B OF THE KENNETH HAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

9:30 O'CLOCK A.M.

Present: Supervisors Gloria Molina, Yvonne Brathwaite Burke,
Deane Dana, Michael D. Antonovich and Edmund D. Edelman,
Chairman

Absent: None

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THE FOLLOWING ITEMS WERE PRESENTED AND WERE APPROVED EXCEPT AS OTHERWISE
INDICATED. WHERE APPROVED, ORDERS, RESOLUTIONS OR ORDINANCES WERE
ADOPTED
AS NECESSARY TO CARRY OUT THE RECOMMENDATION AS SUBMITTED OR AS MODIFIED

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01-14-93.1 HEARINGS

4-VOTE

01-14-93.1.1 6 1.

Hearing on proposed water rate increase of \$0.21 per 100 cubic-feet for Marina del Rey water system customers; also approval to use funds from the

Marina water system Accumulative Capital Outlay (ACO) Fund to finance the operation and maintenance of the Marina water system (4). CLOSE HEARING; MAKE FINDING THAT THE PROPOSED WATER RATE INCREASE IS FOR THE PURPOSE OF MEETING OPERATING EXPENSES OF THE MARINA DEL REY WATER SYSTEM AND IS THEREFORE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO

SECTION 21080 (b) OF THE PUBLIC RESOURCES CODE; APPROVE A WATER RATE INCREASE OF \$0.21 PER 100 CUBIC-FEET FOR ALL MARINA DEL REY WATER SYSTEM CUSTOMERS TO BECOME EFFECTIVE ON OR ABOUT FEBRUARY 1, 1993; AND AUTHORIZE THE USE OF A PORTION OF THE MARINA DEL REY WATER SYSTEM ACCUMULATIVE CAPITAL OUTLAY FUND REVENUES, CURRENTLY ESTIMATED TO BE \$302,000, TO ASSURE THAT THERE ARE SUFFICIENT REVENUES TO FINANCE THE WATER SYSTEM'S 1992/93 OPERATION AND MAINTENANCE EXPENDITURES

Absent: None

Vote: Unanimously carried

01-14-93.1.2 7 2.

Sale of County-owned excess property located on the northeast corner of Compton Avenue and 120th St., in the Willowbrook Community Redevelopment Project area (2), to the Los Angeles Unified School District, for the sum of \$1.00, for development of the King Drew Medical Magnet High School.

CLOSE HEARING; APPROVE SALE; MAKE FINDING THAT THE COUNTY HAS NO PRESENT OR FUTURE USE FOR SUBJECT PROPERTY AND THAT IT IS NOT REQUIRED FOR PARK

OR

RECREATIONAL PURPOSES; INSTRUCT THE CHAIRMAN TO EXECUTE THE QUITCLAIM DEED, UPON CONSUMMATION, CONVEYING THE COUNTY'S RIGHTS, TITLE AND

INTEREST

IN AND TO THE SUBJECT PROPERTY TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT,

AND INSTRUCT THE EXECUTIVE DIRECTOR OF THE COMMUNITY DEVELOPMENT COMMISSION TO REPORT BACK WITH A PLAN TO COMPENSATE THE GENERAL FUND AT FAIR MARKET VALUE FOR THE COUNTY-OWNED SITE (Relates to Agenda No. 1-D)

Absent: None

Vote: Unanimously carried

3-VOTE

01-14-93.1.3 8 3.

Purchase of properties at 211 and 228-238 E. Alondra Blvd., Compton (2), in amount of \$330,850, for use by the Department of Public Social Services. CLOSE HEARING; APPROVE NEGATIVE DECLARATIONS; MAKE A FINDING THAT THE PROPOSED PROJECTS WILL HAVE NO SIGNIFICANT EFFECT ON THE ENVIRONMENT AND THAT THE NEGATIVE DECLARATIONS REFLECT THE INDEPENDENT JUDGEMENT OF THE COUNTY, THAT THE PURCHASE OF THE PROPERTIES WILL HAVE NO ADVERSE EFFECT ON WILDLIFE RESOURCES; AUTHORIZE THE DIRECTOR OF INTERNAL SERVICES TO COMPLETE AND FILE A CERTIFICATE OF FEE EXEMPTION FOR THE PROJECTS; FIND THAT THE PURCHASE OF PROPERTIES IS NEEDED FOR FUTURE

PUBLIC

USE, NAMELY TO HOUSE THE DEPARTMENT OF PUBLIC SOCIAL SERVICES AND OTHER

GOVERNMENTAL SERVICES; APPROVE THE PROJECTS; EXERCISE OPTIONS, THEREBY PURCHASING THE PROPERTIES AND INCURRING THE OBLIGATION TO PAY THE PURCHASE

PRICE OF \$175,000.00 FOR 211 EAST ALONDRA BOULEVARD; AND \$154,00.00 FOR 228-238 EAST ALONDRA BOULEVARD; AUTHORIZE THE DIRECTOR OF INTERNAL SERVICES TO EXECUTE THE PROJECTS, INSTRUCT THE CHAIRMAN TO SIGN THE ESCROW

INSTRUCTIONS EFFECTUATING THE TRANSACTIONS CONTAINED THEREIN UPON PRESENTATION, AND AUTHORIZE THE AUDITOR-CONTROLLER TO DRAFT A WARRANT TO COVER THE PURCHASE PRICE AND RELATED COSTS OF EACH PROPERTY TO THE ESCROW COMPANIES DESIGNATED BY THE DIRECTOR OF INTERNAL SERVICES

Absent: None

Vote: Unanimously carried

01-14-93.1.4 9 4.

Hearing on vacation of a portion of a walkway between Chanson Dr. and Lorado Way, vicinity of Windsor Hills, Baldwin Hills area (2). CLOSE HEARING; ADOPT RESOLUTION ORDERING VACATION AND INSTRUCT EXECUTIVE OFFICER

OF THE BOARD TO RECORD RESOLUTION OF VACATION

Absent: None

Vote: Unanimously carried

01-14-93.1.5 2 5.

Hearing on proposed increases of fees relating to ambulance and ambulette business licenses for both operators and vehicles. CONTINUE TO JANUARY 28, 1993 AT 9:30 A.M.

Absent: Supervisors Burke and Antonovich

Vote: Unanimously carried

01-14-93.1.6 10 6.

Hearing on proposed increase of admission fees to the County Museum of Art, from \$5.00 to \$6.00 for adults, and from \$3.50 to \$4.00 for senior citizens and students. CLOSE HEARING; APPROVE PROPOSED FEE INCREASE EFFECTIVE FEBRUARY 1, 1993

Absent: None

Vote: Unanimously carried

01-14-93.1.7 11 7.

Hearing on proposed fee increases for processing Involuntary Lien Notices and 20-day Preliminary Notices by the Registrar-Recorder/County Clerk. CLOSE HEARING; APPROVE PROPOSED FEE INCREASES

Absent: None

Vote: Unanimously carried

01-14-93.1.8 12 8.

Hearing on proposed increase in parking rates at the following County parking facilities: Auto Parks 13, 14, 15, 16, 18, 20, 25, 45, 48, 53, 57, 58, 67, 69, 72, 75, 77, 78 and Auto Parks PM and SF. CLOSE HEARING;
APPROVE PROPOSED FEE INCREASES

Absent: None

Vote: Unanimously carried

01-14-93.1.9 3 9.

Hearing on Tentative Tract Map Case No. 51412-(2), to create one multi-family lot for development with ten new detached condominium units, located on the northeast corner of the intersection of Wilmington Avenue and 120th Street, Willowbrook-Enterprise Zoned District, applied for by the Community Development Commission of Los Angeles County. (Appeal from Regional Planning Commission's approval) CONTINUED TO MARCH 4, 1993 AT 9:30 A.M.

Absent: Supervisors Burke and Antonovich

Vote: Unanimously carried

01-14-93.1.10 4 10.

Combined hearing on the following zoning applications, to create nine single-family lots on 45 acres and to insure compliance with Hillside Management design criteria, located on the southerly side of Escondido Canyon Road at the intersection with Red Rover Mine Road, Soledad Zoned District, applied for by C.E. Paragon, Inc. (Appeal from Regional Planning Commission's denial) CONTINUE TO MARCH 4, 1993 AT 9:30 A.M.

Conditional Use Permit Case No. 91-233-(5)

Tentative Tract Map Case No. 50792-(5)

Absent: Supervisors Burke and Antonovich

Vote: Unanimously carried

01-14-93.1.11 13 11.

De novo hearing on Conditional Use Permit Case No. 92-116-(5), to operate a self-service gasoline station in conjunction with an existing liquor

store located at 8062 Pearblossom Highway, Littlerock Zoned District, applied for by Enrique Zepeda. (Appeal from Regional Planning Commission's denial) CLOSE HEARING CONTINUE TO JANUARY 28, 1993 FOR DECISION; ALSO REQUEST THE ANTELOPE VALLEY UNION SCHOOL DISTRICT AND THE KEPPEL UNION SCHOOL DISTRICT TO COMMENT ON THEIR VIEWS REGARDING THE APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT

Absent: None

Vote: Unanimously carried

01-14-93.1.12 14 12.

Combined hearing on the following zoning applications, to allow the development of a factory outlet center with supporting commercial uses; a variance to the sign limitations in the C-2-DP zone; a parking permit to provide parking on different lots by recording easements creating reciprocal access rights; and to allow development of 11 commercial lots on an 86 acre site located easterly of the Golden State Freeway (I-5) and northerly of State Highway 138, Castaic Canyon Zoned District, applied for

by Quail Lake Associates: CLOSE HEARING ON ZONE CHANGE AND SUB-PLAN AMENDMENT CASE NOS. 91-067-(5) AND CONTINUE TO FEBRUARY 11, 1993 AT 9:30 A.M; CONTINUE CONDITIONAL USE PERMIT, PARKING PERMIT AND VARIANCE NOS. 91-067-(5) AND TENTATIVE TRACT MAP NO. 22950-(5) TO FEBRUARY 11, 1993

AT 9:30 A.M.; THE BOARD INDICATED THAT IT WILL ALLOW SUBMITTAL OF WRITTEN TESTIMONY UNTIL FRIDAY, JANUARY 15, 1993 AT 5:00 P.M.; ALSO INSTRUCT THE DIRECTOR OF PLANNING TO REPORT BACK TO THE BOARD ON THE ORAL AND WRITTEN TESTIMONY PRESENTED

Zone Change Case No. 91-067-(5) and
Sub-Plan Amendment Case No. 91-067-(5),
from A-1-5, A-2-5, C-3 to C-2-DP and CPD;
and an amendment to the Land Use Policy Map
of the Los Angeles General Plan from R

to C; and an amendment to the Land Use Policy Map of the Antelope Valley Areawide General Plan from N-1 to C

Conditional Use Permit Case No. 91-067-(5), Variance Case No. 91-067-(5) and Parking Permit Case No. 91-067-(5) (Appeals from Regional Planning Commission's approval and conditions of approval)

Tentative Parcel Map Case No. 22950-(5) (Appeal from Regional Planning Commission's conditions of approval)

Absent: None

Vote: Unanimously carried

01-14-93.1.13 5 13.

Hearing on Zone Change Case No. 91-260-(5), from R-2 to C-2-DP, to enable the existing unoccupied restaurant to continue operation under an appropriate commercial zone, located on the northeast corner of Huntington Drive and San Gabriel Boulevard, East Pasadena Zoned District, petitioned by Mr. Fong Fu Chang. CONTINUE TO MARCH 4, 1993 AT 9:30 A.M.

Absent: Supervisor Burke

Vote: Unanimously carried

01-14-93.1.14 15 14.

Hearing on proposed establishment of the Malibou Lake Community Standards District, Zoning Case No. 92-126-(3). CLOSE HEARING; CONTINUE TO JANUARY 28, 1993 AT 9:30 A.M.; ALSO INSTRUCT THE DIRECTORS OF PLANNING, PUBLIC WORKS AND THE FIRE CHIEF TO REVIEW CONCERNS EXPRESSED DURING THE HEARING AND REPORT BACK TO THE BOARD; ALSO INSTRUCT COUNTY COUNSEL AND DIRECTOR OF PLANNING TO REVIEW AND REPORT BACK TO THE BOARD ON SUPERVISOR DANA'S STATEMENT THAT LOT COVERAGE SHOULD NOT EXCEED THIRTY PERCENT OF THE

AREA OF A LOT, RATHER THAN THE FIFTEEN PERCENT DRAFTED IN THE MEASURE; THE

LIMITATION OF FIFTEEN PERCENT COVERAGE IS TOO RESTRICTIVE; THAT REQUIRING A CONDITIONAL USE PERMIT TO MODIFY THE STANDARDS IS TOO RESTRICTIVE AND WOULD MAKE MORE SENSE TO REQUIRE THE PLANNING DIRECTOR'S VIEW ONLY; AND THAT THE EXISTING SETBACK GUIDELINES FOR SLOPING TERRAIN AND OTHER SPECIAL

SITUATIONS SHOULD NOT BE DISCARDED. MODIFICATIONS OF THE STANDARDS REGARDING YARDS AND SETBACKS SHOULD BE AVAILABLE PURSUANT TO THE VARIANCE PROCEDURE; ALSO ON SUPERVISOR ANTONOVICH'S COMMENT THAT SINCE THE EXPENSE OF A CONDITIONAL USE PERMIT IS \$2,500.00 IT APPEARS THAT MODIFICATIONS COULD BE HANDLED BETTER THROUGH THE DIRECTOR'S REVIEW PROCESS WHICH WOULD INCLUDE A FEE OF LESS THAN \$150.00, WHICH WOULD NOT BE AS DISCRIMINATORY

Absent: None

Vote: Unanimously carried

01-14-93.2 MISCELLANEOUS

01-14-93.2.1 15.

Matters not on the posted agenda, to be discussed and (if requested) placed on the agenda for action at a future meeting of the Board, or matters requiring immediate action because of an emergency situation or where the need to take action arose subsequent to the posting of the agenda.

01-14-93.2.2 16

The Board made a finding that pursuant to Government Code Section 54956.5 that an emergency situation exists; and on motion of Supervisor Dana authorized paid overtime in excess of 96 hours in any one calendar month for County workers engaged in storm operations and cleanup efforts during the current official storm season ending April 15, 1993.

Discussion of topics not listed on the posted agenda and administrative requests by individual Supervisors for reports from Department Heads on various matters, as follows:

- Supervisor Antonovich requested the Sheriff and Fire Chief to submit weekly reports to the Board on the progress of the cleanup operation at the hazardous materials storage sites located at the Pitchess Honor Ranch.

- Supervisor Antonovich requested the Chief Administrative Officer to create a special task force to examine all County Department plans to remove any existing hazardous waste. The task force should review, evaluate and recommend to the Board an action plan to deal with this issue.

- Supervisor Antonovich requested the Director of Public Works to report on road damage in the Antelope Valley and Santa Clarita areas resulting from the recent heavy rainfall.

STATEMENT OF PROCEEDINGS FOR MEETING OF THE

COMMUNITY DEVELOPMENT COMMISSION

OF THE COUNTY OF LOS ANGELES

THURSDAY, JANUARY 14, 1993

9:30 O'CLOCK A.M.

4-VOTE

01-14-93.2.3 2-D 1-D.

Sale of one parcel of Commission-owned land to the Los Angeles Unified School District, at a cost of \$1,799,799, for development of the King Drew

Medical Magnet High School in the Willowbrook Community Redevelopment Project area (2). CLOSE HEARING; APPROVE SALE OF ONE PARCEL OF COMMISSION-OWNED LAND, AT A COST OF \$1,799,799.00 TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT; APPROVE THE DEVELOPMENT OF A MEDICAL MAGNET HIGH SCHOOL IN THE WILLOWBROOK COMMUNITY REDEVELOPMENT AREA; MAKE A FINDING THAT THE MITIGATION MEASURES TO BE UNDERTAKEN BY THE SCHOOL DISTRICT WILL AVOID OR SUBSTANTIALLY LESSEN THE SIGNIFICANT EFFECTS AS IDENTIFIED AND DISCUSSED IN SECTION IV OF THE ENVIRONMENTAL IMPACT REPORT; APPROVE THE SECOND AMENDMENT TO THE PARTICIPATION AGREEMENT BETWEEN THE COMMISSION AND

THE CHARLES R. DREW POSTGRADUATE MEDICAL SCHOOL; APPROVE THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND THE LOS ANGELES UNIFIED SCHOOL DISTRICT; AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE SECOND AMENDMENT TO THE PARTICIPATION AGREEMENT AND THE DISPOSITION AND DEVELOPMENT AGREEMENT, AND ALL RELATED DOCUMENTS, EFFECTIVE ON BOARD APPROVAL; AND INSTRUCT THE EXECUTIVE DIRECTOR TO REPORT BACK TO THE BOARD WITH A PLAN TO COMPENSATE THE GENERAL FUND AT FAIR MARKET VALUE OF THE COUNTY-OWNED SITE (Relates to Agenda No. 2)

Absent: None

Vote: Unanimously carried

01-14-93.2.4 17

On motions duly seconded and unanimously carried, the meeting was adjourned in memory of the following persons:

Motion by:

Name of Deceased:

Supervisor Antonovich

Charles Greene

Meeting adjourned (Following Board Order No. 17).

Next meeting of the Board: Friday afternoon, January 22, 1993
at 12:00 o'clock p.m.

The foregoing is a fair statement of the proceedings of the meeting held January 14, 1993, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

LARRY J. MONTEILH
Executive Officer-Clerk
of the Board of Supervisors

By _____
ROBIN A. GUERRERO
Chief, Board Services
